**GRANT DEED**

Title Guarantee and Trust Company, a corporation organized under the laws of the State of California, and having its principal place of business in the City of Los Angeles County of Los Angeles, State of California, in consideration of Ten Dollars ($10.00) to it in hand paid, the receipt of which is hereby acknowledged, does hereby Grant to:

William J. Dodd, a married man, all that real property situate in the City of Los Angeles, County of Los Angeles, State of California, and particularly described as follows:

Lots Thirty-one (31), Thirty-two (32), Thirty-three(33), Thirty-four (34), Thirty-five (35), Forty (40), Forty-one (41) and Forty-two (42), in Block Thirty-three (33), and Lots Forty-seven (47), Forty-nine (49), Fifty (50) and Fifty-two (52), in Block Thirty-four (34), Tract No. 9809, as per map recorded in Book 145, Pages 91 to 96, both inclusive, of Maps, in the office of the County Recorder of said County.

Subject to second installment of taxes for the fiscal year 1929-1930. Subject to any and all municipal liens and assessments. Subject to conditions, restrictions, reservations and rights of way of record.

This conveyance is made and accepted, and said realty is hereby granted subject to each and every easement, condition, restriction reservation and covenant contained in the Declaration of Establishment of Conditions and Restrictions executed by Title Guarantee and Trust Company as owner, dated January 31, 1928, recorded February 1, 1928, in Book 7821, at page 74, of "Official Records" of said County, whereby the provisions, easements, conditions, restrictions, reservations and covenants were fixed subject to which lots in said Tract should be sold and conveyed, all of which easements, conditions, restrictions, reservations and covenants are hereby made a part of this conveyance and expressly imposed upon said realty as fully as if herein set forth in full. Provided, that a breach of any of the provisions, conditions, restrictions and covenants contained in said declaration shall cause the title to the lot upon which such breach occurs to revert to Title Guarantee and Trust Company, its successors or assigns, each of whom respectively shall have the right of immediate re-entry upon said lot in the event of any such breach.

Provided, further, that a breach of any of the provisions, conditions, restrictions and covenants contained in said declaration, or any re-entry by reason of such breach shall not defeat or render invalid any mortgage or deed of trust made in good faith for value as to any lot in said tract or any

part thereof, and any improvements thereon, but said provisions, conditions, restrictions and covenants shall be binding upon and effective against any owner thereof whose title thereto is acquired by foreclosure of any mortgage or deed of trust or otherwise.

In Testimony Whereof Title Guarantee and Trust Company, a corporation, has caused this deed to be duly executed, the name of the corporation being signed by its Vice-President and attested by its Assistant Secretary, with the corporation seal, this 19th day of October, 1929.

(Corporate Seal)

**TITLE GUARANTEE AND TRUST COMPANY,**
By E. W. L. Franklin, Vice-President
Attest: R. L. Sparks, Assistant Secretary.

Approved: Chas.T.Sinter
California Trust Officer

State of California, County of Los Angeles ) ss.

On this 2nd day of December in the year 1929, before me, Ralph D. Graham, a Notary Public in and for said County of Los Angeles, State of California, residing therein, duly commissioned and qualified, personally appeared E. W. L. Franklin known to me to be the Vice-President, and R. L. Sparks, known to me to be the Assistant Secretary of the Title Guarantee and Trust Company, the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this Certificate above written.

(Notarial Seal)
Ralph D. Graham, Notary Public
In and for Los Angeles County, State of California.

A816 Copy of original recorded at request of Title Guar & Tr.Co.Dec 10 1929 at 8:30 AM
Copyist [?] Compared C.L.Logan, County Recorder By [signature] Deputy
31,926

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**Historical Context:** This 1928 grant deed transferred multiple lots in Tract 9809 (Del Rey Hills) to William J. Dodd, the architect who would design the historic residence at 8107 Delgany Avenue. The deed shows Dodd acquiring substantial land holdings in the development.